003.A	0004	0037.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	823,700	/	823,700
USE VALUE:	823,700	/	823,700
ASSESSED:	823,700	/	823,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 37

Owner 1:	BIGGAR JAMES G &
Owner 2:	BOUTIN STEPHANIE M
Owner 3:	
Street 1:	37 VARNUM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALL IAN THOMAS -
Owner 2:	WENG JULIA I -
Street 1:	37 VARNUM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Aluminum Exterior and 2652 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	823,700			823,700
Total Card	0.000	823,700			823,700
Total Parcel	0.000	823,700			823,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.60 | /Parcel: 310.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 003.A-0004-0037.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	823,700	0	.		823,700		Year end	12/23/2021
2021	102	FV	799,200	0	.		799,200		Year End Roll	12/10/2020
2020	102	FV	786,900	0	.		786,900	786,900	Year End Roll	12/18/2019
2019	102	FV	689,900	0	.		689,900	689,900	Year End Roll	1/3/2019
2018	102	FV	609,000	0	.		609,000	609,000	Year End Roll	12/20/2017
2017	102	FV	554,300	0	.		554,300	554,300	Year End Roll	1/3/2017
2016	102	FV	554,300	0	.		554,300	554,300	Year End	1/4/2016
2015	102	FV	511,400	0	.		511,400	511,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15147

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALL IAN THOMAS	59311-562		6/18/2012		529,900	No	No		
TRUSLOW JESSICA	51177-534		5/15/2008		479,000	No	No		
NAZZARO MICHAEL	45509-117		6/30/2005		448,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2021	1236	Solar Pa	26,817	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2014	Measured	BR	B Rossignol
9/14/2012	MLS	EMK	Ellen K
3/1/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7710																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc CONDO | Total: | Spl Credit | Total:

PRINT

Date	Time
12/30/21	20:15:19

LAST REV

Date	Time
10/27/21	14:31:58
danam	

User Acct

271098

GIS Ref

GIS Ref

Insp Date

01/16/14

!15147!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	3089
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	58.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.04592752
Const Adj.:	0.98990101
Adj $ / SQ:	315.786
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1011962
Depreciation:	188225
Depreciated Total:	823737

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	347.36
Special Features:	0	Val/Su Net:	310.60
Final Total:	823700	Val/Su SzAd	310.60

SKETCH

UnSketched SubAreas:
GLA: 2652,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,652	315.790	837,465
Net Sketched Area:		2,652	Total:	837,465
Size Ad	2652	Gross Area	2652	FinArea 2652

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

003.A-0004-0037.0

IMAGE

AssessPro Patriot Properties, Inc